



Application for Amending Zoning, Holding & Temporary Use By-laws

THE FOLLOWING APPLICATION MUST BE SUBMITTED IN DUPLICATE

Application No#: _____

Date Received: _____

Payment Received: _____

The undersigned hereby applies to the Reeve and members of Council of Loyalist Township, under Section 34, 36 or 38 of the Planning Act, R.S.O. 1990 as amended, as described in this application, to amend By-law No. 2001-38 (as amended).

I/ WE hereby submit an application for (please check the appropriate box):

- ☐ An amendment to the Restricted Area (Zoning) By-law in force with respect to the subject lands;
- ☐ A request to lift a holding provision to restricted area (zoning by-law)
- ☐ A request for temporary use under Section 38 of the Planning Act.

FEE: to be paid with completed applications by cash or certified cheque payable to The Corporation of Loyalist Township.

**Minimum Fee being \$2,300.00,
except for an application which satisfies a condition
of severance and the minimum fee is \$800.00**

The application processing fee is non-refundable, unless the application is refused and then **\$800.00** will be refunded for non-severance related application, and is used to defray municipal costs related to the rezoning. Expenses can include administrative, technical and engineering staff time, advertising fees and disbursements of consultants, planners, engineers, and other technical advisers and legal fees and disbursements on a solicitor-client basis.

The applicant should be aware that a notice will be circulated to all owners within 120m (400 feet) of the subject lands and a notice will also be posted on site three (3) weeks prior to the hearing, Government agencies and departments will also be notified and some may choose to conduct a visual inspection of the property. Municipal staff will also prepare reports and these are available forty-eight (48) hours prior to the meeting, however it is the applicant's responsibility to contact the municipality for copies of the report.

If you are a person with a disability and need Loyalist Township information in another format, please contact 613-386-7351, ext. 100 between 8:30 a.m. – 4:30 p.m. or e-mail info@loyalist.ca

1. Name of Owner _____
Address _____ Apt _____
City/ Township _____ Province/ State _____
Postal Code/ Zip Code _____ Phone No# _____

2. Name of Solicitor or Authorized Agent _____
Agency _____
Address _____ Apt _____
City/ Township _____ Province/ State _____
Postal Code/ Zip Code _____ Phone No# _____

3. Names and addresses of the holders of any mortgages, charges or other encumbrances:

NOTE: Unless otherwise requested, all communications will be sent to the Agent, if any.

4. Date the subject land was acquired by the current owner:

5. Current official plan provisions applying to the subject land:

6. Explanation of how this application conforms to the Loyalist Township Official Plan:

7. If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment.

8. If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan Amendment that deals with this matter.

9. Is this amendment application consistent with the Provincial Policy Statements issued under subsection 3(1) of the *Planning Act*? Please explain.
- _____
- _____
- _____
- _____
- _____
- _____
- _____
10. Is the subject land within an area of land designated under any provincial plan?
- _____
- If yes, does this application conform to or does not conflict with the applicable provincial plan or plans?
- _____
11. Current zoning and by-law provisions applying to the subject land:
- _____
12. Nature and extent of the rezoning request:
- _____
- _____
- _____
- _____
13. Reason why the rezoning is requested:
- _____
- _____
- _____
- _____
14. Legal description of subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and civic number, and assessment roll number.
- _____
- _____
15. Dimensions of the subject land (metric units):
- Frontage _____ Depth _____ Area _____
16. Are there any easements or restrictive covenants affecting the subject land please provide a description of each easement or covenant and its effect:
- _____
- _____
17. Access to the subject land is by which of the following:
- ☐ provincial highway

☐ county road
- ☐ municipal road that is maintained all year

☐ another public road

☐ right of way ☐ by water

18. If access to the subject land is by water only, the location of parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

19. Existing use of the subject land:

20. Any buildings or structures on the subject land:

☐ Yes ☐ No

21. If the answer to item 20 is yes, for each building or structure the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:

22. The date the existing buildings or structures on the subject land were constructed:

23. If known, the length of time that the existing uses of the subject land have continued:

24. The proposed use of the subject land:

25. Description of existing uses and previous uses.

26. Any buildings or structures proposed to be built on the subject land:

☐ Yes ☐ No

27. If the answer to item 26 is yes, for each building or structure the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:

28. Which water system is provided to the subject land: (please check the appropriate box)

☐ Publicly owned and operated piped water system.

☐ Privately owned and operated individual.

☐ Communal well.

☐ Lake or other water body or other means.

29. Which sewage disposal system is provided to the subject land: (please check the appropriate box)

- ☐ Publicly owned and operated sanitary sewage system.
- ☐ Privately owned and operated septic system.
- ☐ Communal septic system.
- ☐ Privy or other means.

If the application would permit development on privately owned and operated individual or communal septic systems, or more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and hydrogeological report shall be provided with this application prepared by a qualified professional.

30. Storm drainage on the subject land is provided by: (please check the appropriate box)

- ☐ Sewers
- ☐ Swales
- ☐ Ditches
- ☐ Other means

31. If known, whether the subject land is the subject of an application for approval of a plan of subdivision or consent.

- ☐ Yes
- ☐ No

32. If the answer to item 31 is yes, and if known, the file number of the application, date (year) of application and the status or decision of the application:

33. If known, whether the subject land has ever been the subject of an application under Section 34 of the Planning Act:

- ☐ Yes
- ☐ No

34. If the answer to item 33 is yes, and if known, the file number of the application, date (year) of application, status of application.

35. A sketch showing the following must be provided:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

36. Name of surveyor or draftsman and date of survey or sketch:

NOTICE OF COLLECTION
MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information collected on this form is collected under the authority of the Planning Act, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to Murray Beckel, 263 Main Street, Odessa, Ontario, K0H 2H0, Telephone (613) 386-7351, extension 130.

Signature of Applicant or Authorized Agent: _____

Name of Applicant (Please Print): _____

Date: _____

NOTE: If the applicant is not the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application.

ACCESS TO LAND

I authorize Township staff to enter onto my property to conduct a site inspection related strictly to this application.

Signature of Owner

Date

Dated at the _____ of _____
this _____ day of _____.
I, _____
of the _____
of _____ in the _____
of _____ acknowledge statements contained in this application are true
and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the
same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ of _____
_____ in the _____ of _____
_____ this _____ day of _____.

Signature of Commissioner, etc.

Signature of Applicant, Solicitor,
or Authorized Agent

AGREEMENT TO INDEMNIFY

The Owner/Applicant agrees to reimburse and indemnify Loyalist Township of all fees and expenses incurred by the Township to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Applicant also agrees to deposit with the Township such monies as required by Loyalist Township's Tariff of Fees By-law as amended to defend appeals brought before the OMB by parties other than the Applicant/Owner or Township.

The required fee for the processing of this application shall be in accordance with the Township's current Tariff of Fees By-law pertaining to planning matters. A certified cheque for the required amount must accompany the application at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

Date

Applicant/Owner



REZONING APPLICATION

- Loyalist Township's Comprehensive Zoning By-law describes the specific uses permitted on any parcel of land, as well as regulating such things as lot size, the height and location of buildings and parking requirements
- Any proposed use of land or change in the form or use of an existing building must comply with all the regulations and requirements in the Zoning By-law
- If you want to develop your property in a way which is not permitted in the Zoning By-law, you must apply for a Zoning By-law amendment (re-zoning)

The fee to submit an application is two thousand three hundred dollars (\$2,300.00) or eight hundred dollars (\$800.00) if the zoning is a condition of severance.

The fee to submit an application for Lifting a Holding Provision is nine hundred dollars (\$900.00). Before you submit your application, you are encouraged to **contact** the Township's Planning Technician, **Mr. David Casemore, (613) 386-7351, Extension 129** or Township's Planner / Chief Building Official, **Mr. Murray Beckel, at the Odessa Municipal Office at (613) 386-7351, extension 130**. They can answer any questions you may have and can advise what Township policies pertain to your proposal. Appointments are recommended.

See below for application